

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Palomino Way PUD, Major PUD Amendment and Final Master Plan Approval (David S. Weinstein, applicant)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West **CONTACT:** Jeff Hopper **EXT.** 7431

Agenda Date 5/04/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request for a Major PUD Amendment and Final Master Plan Approval to Palomino Way PUD on approximately 2.16 acres, per the attached staff report; located at the northeast corner of Palomino Way and Red Bug Lake Road, (David S. Weinstein, applicant); or
2. Recommend DENIAL of the request for a Major PUD Amendment and Final Master Plan Approval to Palomino Way PUD on approximately 2.16 acres; located at the northeast corner of Palomino Way and Red Bug Lake Road, (David S. Weinstein, applicant); or
3. CONTINUE the request until a time and date certain.

(District 2 – Morris)

(Jeff Hopper, Senior Planner)

BACKGROUND:

This proposal would renew PUD Final Master Plan approval on the site, granted in February 2002, which authorized a 20,000 s.f. office building on the 2.16 acre site. The previous approval lapsed in February 2005, and the applicant is presenting a revised site plan. The previously approved plan indicated a 2-story building adjacent to Red Bug Lake Road on the south side of the property, while the new proposal shows a 1-story structure closer to the rear, or north end, of the site. Both plans establish maximum building height at 35 feet.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request subject to conditions presented in the attached staff report and Developer's Commitment Agreement.

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. Z2005-013

Attachments:

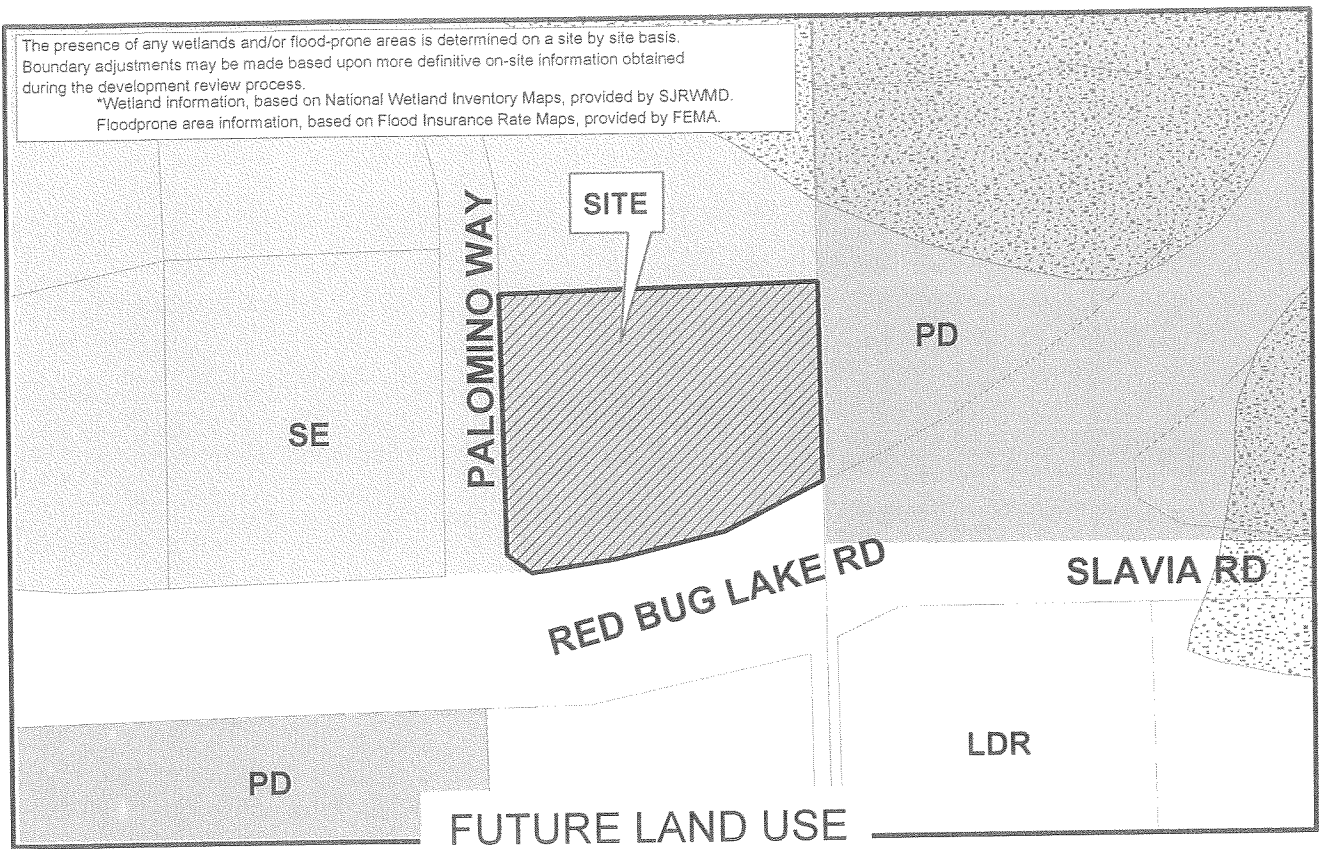
FLU/Zoning Maps

Aerial Photo

Site Plan

Developer's Commitment Agreement

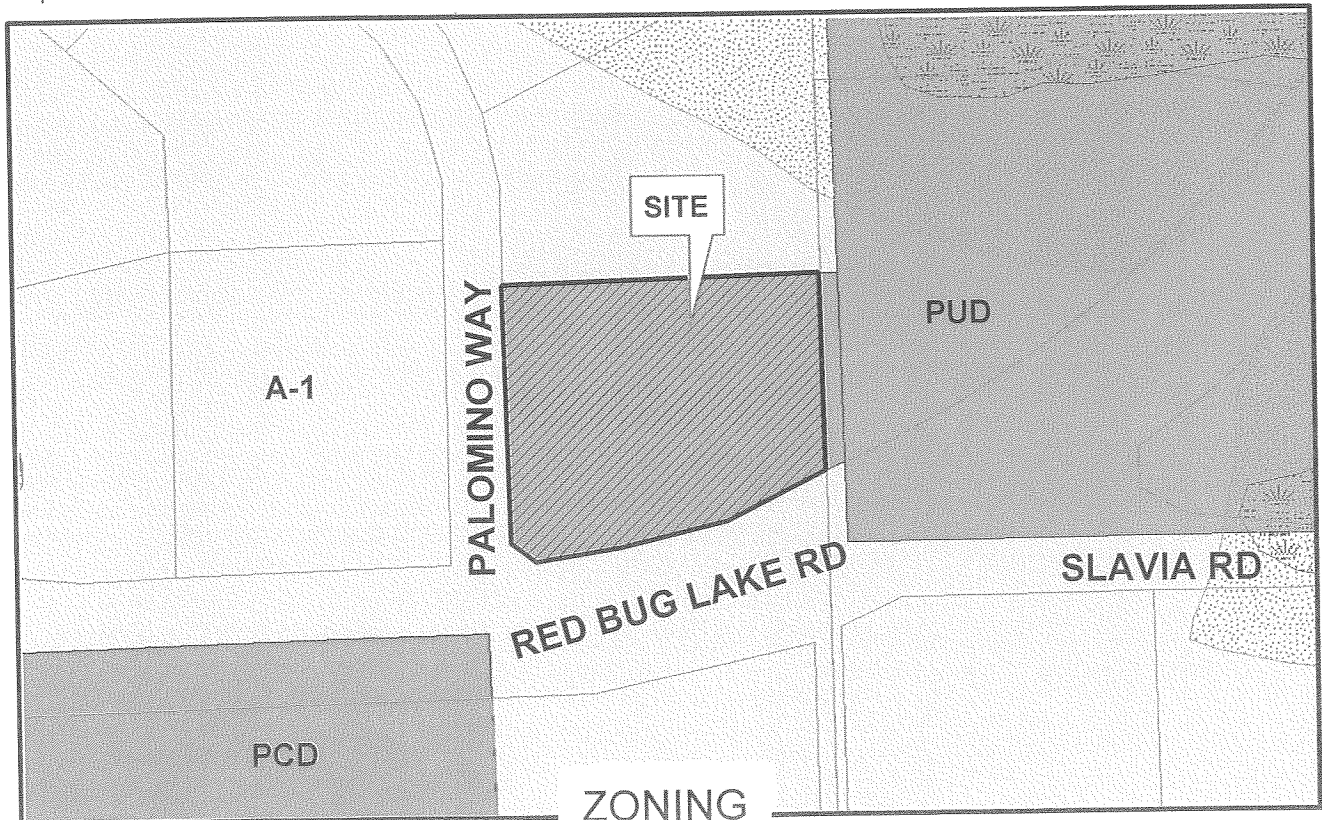
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



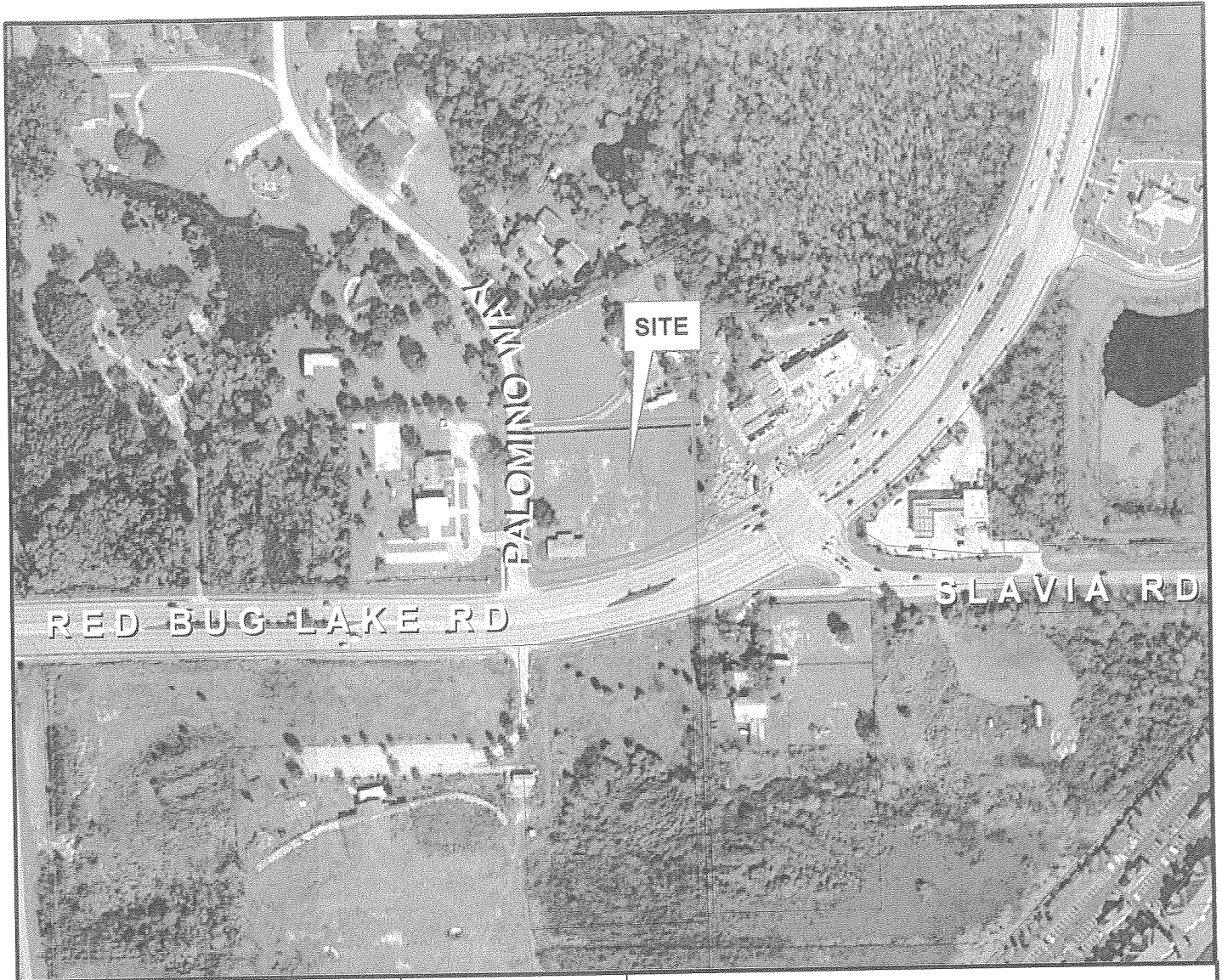
Site
 LDR
 PD
 SE
 CONS

Applicant: David Weinstein
 Physical STR: 19-21-31-5UN-0000-0010
 Gross Acres: 2.16 +/- BCC District: 2
 Existing Use: Single Family Structure
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-013	PUD	PUD



A-1
 PUD
 PCD
 FP-1
 W-1

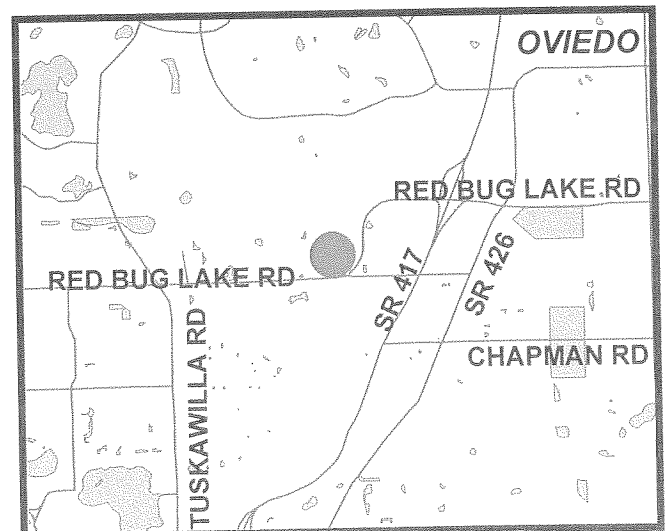


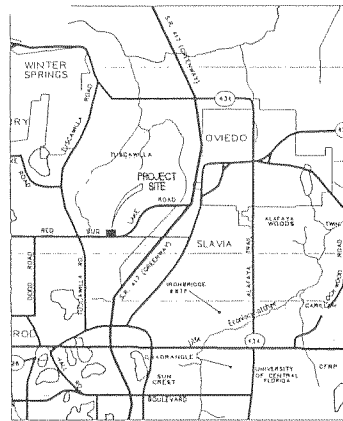
Rezone No: Z2005-013
From: PUD To: PUD

Parcel
Subject Property

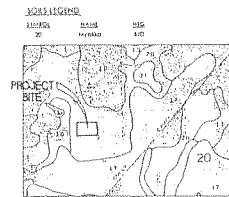


January 2004 Color Aerials

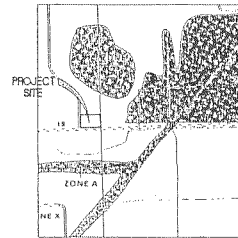




LOCATION MAP
APPROX SCALE 1" = 3000'



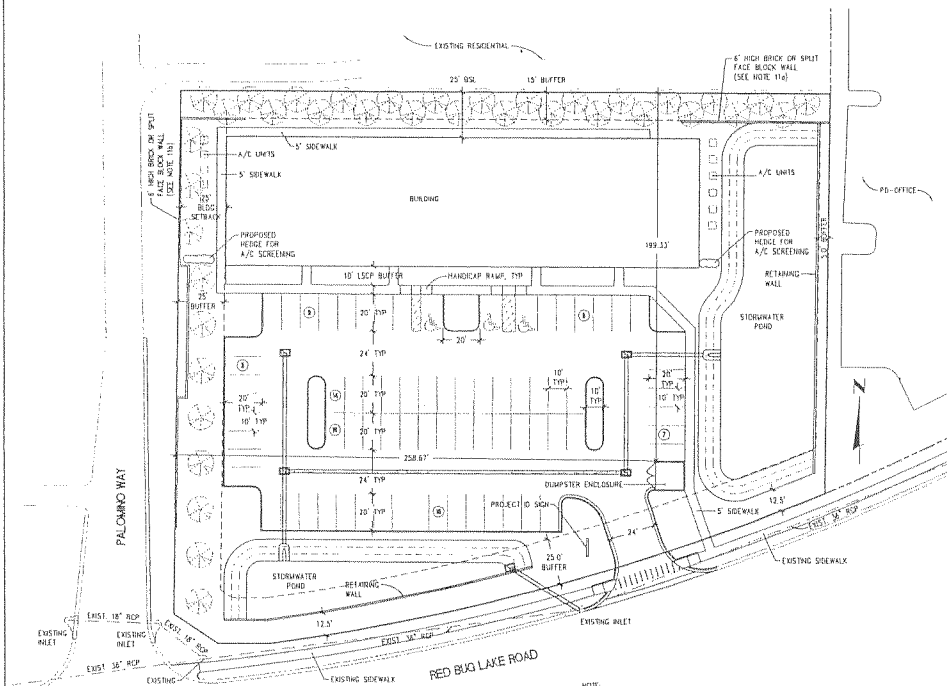
SOILS MAP
SOURCE:
BOL SURVEY
SEMINOLE COUNTY, FLORIDA
1960 EDITION, SHEET 29



FLOOD MAP
SOURCE:
FIRM # 107000000 E
SEMINOLE COUNTY
APRIL 17, 1985

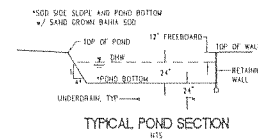
SITE DATA AND NOTES

1. Property Area: 2.18 Acres
2. Zoning: Planned Unit Development (PUD)
3. Allowable Uses: General Office Use (according to OP Zoning District)
4. Max. Building Area: 20,000 SF
5. Max. Building Height: 35 feet
6. Min. Open Space: 25 percent (0.54 acres)
7. Parking Data: 1 space per 250 SF of building area
8. Building Setbacks:
 - a. Red Bug Lake Road: 25 feet
 - b. Palomino Way: 25 feet
 - c. East Property Line: 10 feet
 - d. North Property Line: 25 feet (passive use buffer)
9. Landscape Buffers:
 - a. Red Bug Lake Road: 25 feet, except the buffer may be crossed by an access driveway
 - b. Palomino Way: 25 feet
 - c. East Property Line: 0 feet
 - d. North Property Line: 15 feet (passive use buffer)
 - e. Building / Parking: 10 feet
10. The project site contains no wetland jurisdictional areas.
11. Development Commitments:
 - a. A 6 foot high brick or split-face block wall, with the decorative stucco texture on both sides of the wall, shall be installed along the northern property line. Additionally, a double row of canopy trees (8 trees per 100 linear feet) shall be provided on the interior side of the wall. Trees shall be a minimum of 6 feet in height and have a minimum caliper of 3-inches one-foot above ground at time of planting.
 - b. A 6 foot high split-face block wall shall be installed along the western property line. This wall shall be staggered and landscaped on the exterior, with the intent to not present a blank "institutional" wall to the street side. A row of canopy trees (4 trees per 100 linear feet) shall be provided on the interior side of the wall fronting Palomino Way.
 - c. The finished floor elevation of the building may not be raised any higher than necessary to accommodate drainage requirements.
 - d. Signage shall be in accordance with the signage provisions of the Lake Mary Boulevard Overlay ordinance.
 - e. Operating hours shall be limited to between 7 a.m. and 11 p.m.
 - f. Deliveries to the site and garbage service shall be limited to between 7 a.m. and 6 p.m.
 - g. The Owner shall provide road and turn-lane improvements required to accommodate the development as determined at the time of site plan review by the Development Review Division.
 - h. No access shall be permitted between Palomino Way and the subject site.
 - i. No parking of mobile call-center trucks or other semi-tractor trailers will be permitted on site.
 - j. Site lighting shall be in accordance with Section 30.1233(b) of the Land Development Code, with the exception that the maximum height of parking lot lights shall be 18 feet.
 - k. On-site building lighting shall be limited to wall washer or up-light fixtures that do not produce upweller lighting. Floodlight fixtures or wall pack lighting mounted on the building wall, roof, or poles are prohibited.
 - l. Dumpsters must be located a minimum of 130 feet from the north and west property lines.
 - m. The office building shall have a pitched roof (hip, gable, or gambrel).
 - n. All sides of the building shall have a similar architectural facade.
 - o. All mechanical equipment, ground or roof mounted, shall be screened from view.
 - p. The Owner shall provide a sidewalk connecting the sidewalk along Red Bug Lake Road to the main building entrance, and no sidewalk shall be provided along Palomino Way.
 - q. The applicant shall have one (1) year to commence substantial development, or the PUD will be reviewed by the Planning and Zoning Commission and Board of County Commissioners, per Section 30.449 of the Land Development Code.
 - r. The County agrees to re-time the traffic signal at the Red Bug Lake Road/Slavia Road Intersection, in order to facilitate ingress and egress of the PUD access onto Red Bug Lake Road.
12. Water, Sewer and Stormwater:
 - a. Water: Water services shall be provided by the existing Seminole County water system. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection standards.
 - b. Sanitary Sewer: Sanitary sewer shall be provided by the existing Seminole County treatment facilities. Design of lines and pump stations shall conform to all Seminole County and Florida Department of Environmental Protection standards.
 - c. Stormwater: Stormwater drainage and stormwater management shall be provided onsite according to Seminole County's and the St. Johns River Water Management District's stormwater regulations.

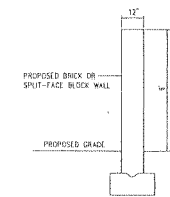


SITE PLAN
SCALE: 1" = 30'

NOTE:
THE STORMWATER MGMT SYSTEM IMPROVEMENTS ARE SHOWN SCHEMATICALLY
AND ARE SUBJECT TO REFINEMENT AT THE TIME OF FINAL SITE PLAN SUBMITTAL.



TYPICAL POND SECTION
NTS



TYPICAL PERIMETER WALL DETAIL
NTS

PEC
Professional
Engineering
Consultants
Engineers, Planners, Surveyors
10000 N. US Highway 1
Suite 100
Tampa, FL 33613
Tel: 813.277.1000
Fax: 813.277.1001

PALOMINO WAY PUD
FINAL MASTER PLAN

FILE	DATE
DESIGNED BY	10/1/2024
CHECKED BY	10/1/2024
IN CHARGE	10/1/2024
DATE	10/1/2024

PALOMINO WAY PUD
FINAL PUD MASTER PLAN
DEVELOPER'S COMMITMENT AGREEMENT
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION

On June 14, 2005, the Board of County Commissioners of Seminole County approved this Developer's Commitment Agreement relating to and touching and concerning the following described property:

1. LEGAL DESCRIPTION

THE SOUTH 335.00 FEET OF THE EAST 350.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 31 EAST, ALSO KNOWN AS LOT 1 OF UNRECORDED "PARKER SUBDIVISION", ACCORDING TO THE DEED THEREOF, AS FOUND IN OFFICIAL RECORDS BOOK 691, PAGE 637, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY ON SOUTH FOR RED BUG LAKE ROAD.

2. PROPERTY OWNER

The property is owned by Wen Wen Shieh (herein referred to as "Owner").

3. REQUESTED DEVELOPMENT APPROVAL

Approval of a PUD Final Master Plan attached hereto as Exhibit "A" and incorporated herein by reference.

4. STATEMENT OF BASIC FACTS

- A. Total Area: 2.16 acres
- B. Zoning: Planned Unit Development
- C. Allowable Uses: General Office
- D. Maximum Building Size: 19,000 square feet
- E. Maximum Building Height: 35' and 1 story
- F. The development approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed with and in compliance with all other applicable regulations and ordinances.
- G. The Owner of the property and the contract purchaser have expressly agreed to

be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the aforescribed property.

5. OPEN SPACE

Maintenance of the open space shall be the responsibility of the Owner or Property Owners' Association, contract purchaser or its assigns.

Total Land Area:	2.16 acres
Required Open Space:	2.16 acres x 25% = 0.54 acres
Open Space Provided:	0.54 acres

6. BUILDING SETBACKS

South:	25'
East:	10'
North:	25'
West:	25'

7. PERMITTED USES

Permitted & Special Exception Uses in OP. Prohibited uses are schools, churches and day care/kindergarten facilities.

8. LANDSCAPE & BUFFER CRITERIA

- A. On the north property line, the Owner shall provide a 15-foot buffer. The buffer shall include a 6-foot brick or split-face block wall, with the decorative textures on both sides of the wall. Landscaping shall consist of 8 canopy trees per 100 linear feet on the interior side of the wall. Trees shall be a minimum of 8 feet in height and have a minimum caliper of 3 inches at a height of 1 foot above ground at the time of planting.
- B. The rear of the building shall have the same architectural appearance as the front, with windows limited to transom-style awnings.
- C. The Owner shall provide a 25-foot buffer along the west property line, containing a 6-foot block face wall. This buffer shall include 4 canopy trees per 100 linear feet, 3" in diameter as measured 1 foot above ground. The final design of the wall shall be consistent with the drawing attached hereto as Exhibit C. No encroachments shall be permitted except a 5-foot sidewalk adjacent to the west side of the building, which is for emergency ingress/egress.
- D. The Owner shall provide a 25-foot buffer on the south, adjacent to Red Bug Lake Road. Landscaping in this buffer shall be in accordance with the Land Development Code.
- E. There shall be a 10-foot foundation buffer between the building and parking

areas.

- F. Landscape buffers and landscaping shall conform to Seminole County Land Development Code requirements.

9. DEVELOPMENT COMMITMENTS

- A. The finished floor elevation shall not exceed the level necessary to accommodate drainage requirements, as determined by the Development Review Manager.
- B. Signage shall be in accordance with the signage provisions of the Lake Mary Blvd. Overlay standards.
- C. Business hours shall be limited to 7 a.m. through 11 p.m.
- D. Deliveries to the site and garbage service shall be limited to the hours of 7 a.m. through 6 p.m.
- E. The Owner shall provide any road improvements, including turn lanes, required to accommodate the development. Roadway improvement requirements shall be determined at the time of final engineering review by the Development Review Division.
- F. No access shall be permitted between Palomino Way and the subject property.
- G. In the event the County secures a cross-access easement over the property to the east, the subject site shall be reconfigured and reconstructed to provide vehicular access through said easement.
- H. No parking of mobile cat-scan trucks or semi-tractor trailers shall be permitted on the site.
- I. On-site building lighting shall be limited to wall-washer or up-light fixtures that do not produce spillover lighting. Floodlight fixtures or wall pack lighting mounted on the building wall, roof, or poles are prohibited.
- J. The office building shall have a pitched roof (hip, gable or gambrel).
- K. All sides of the building shall have a similar architectural façade.
- L. All mechanical equipment, ground or roof mounted, shall be screened from off-site view.
- M. The Owner shall provide a sidewalk connecting the sidewalk along Red Bug Lake Road to the main building entrance.
- N. The Owner shall have one (1) year to commence substantial development or the PUD shall be reviewed by the Planning & Zoning Commission and Board of County Commissioners, per Section 30.449 of the Land Development Code.
- O. No retaining walls shall be permitted in the retention ponds. Maximum side slope in retention ponds shall be 4:1. Ponds shall be designed to hold 24" of water in a 25-year, 24-hour storm event, with 12" of freeboard. Retention ponds shall be designed such that they are not required to be fenced.

10. WATER, SEWER & STORMWATER

Water: Potable water service shall be provided by the existing Seminole County water system. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection standards.

Sewer: Sanitary sewer service shall be provided by the existing Seminole County treatment facilities. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection standards.

Stormwater: Stormwater drainage and stormwater management shall be provided on-site according to applicable regulations of Seminole County and the St. Johns River Water Management District.

Fire Protection: Fire protection shall be provided by Seminole County. Fire flow shall be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrants and fire lanes shall be located according to Seminole County regulations.

11. STANDARD COMMITMENTS

1. Unless specifically addressed herein, all development shall fully comply with all of the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
2. The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the Owner of the property.
3. The Developer's Commitment Agreement touches and concerns the aforescribed property, and the conditions, commitments, and provisions of the Agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of Seminole County by virtue of a document of equal dignity herewith. The Owner of said property has expressly covenanted and agreed to this provision and all other terms and provisions of the Developer's Commitment Agreement.
4. The terms and provisions of the Developer's Commitment Agreement are not severable, and in the event any portion of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.

**DONE AND ORDERED ON THE
DATE FIRST WRITTEN ABOVE**

**By: _____
Carlton D. Henley, Chairman
Board of County Commissioners**

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Wen Wen Shieh, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

WEN WEN SHIEH

Print Name

Witness

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared WEN WEN SHIEH, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

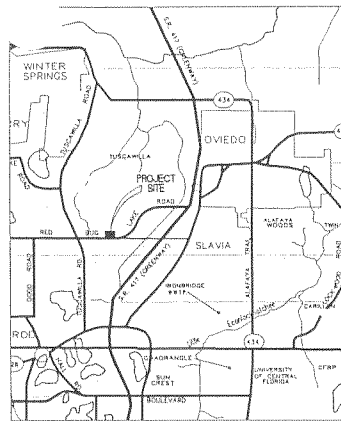
WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2005.

Notary Public, in and for the County and State
Aforementioned

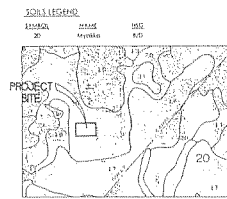
My Commission Expires:

EXHIBIT A

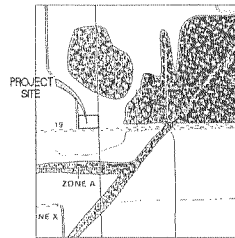
FINAL MASTER PLAN



LOCATION MAP
APPROX SCALE 1" = 2000'



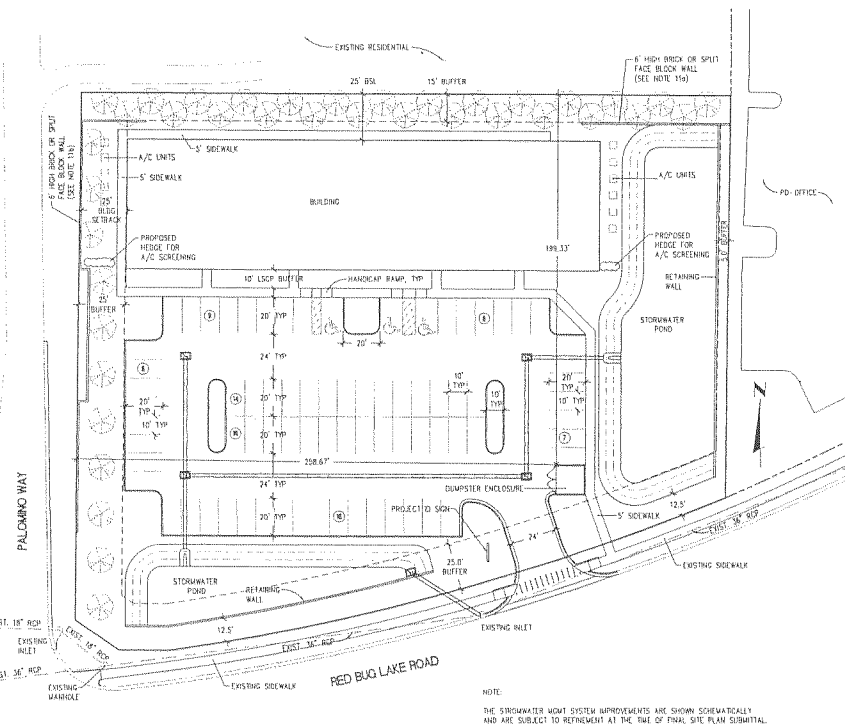
SOILS MAP
SOURCE:
BOL SURVEY
SEMINOLE COUNTY, FLORIDA
1960 EDITION, SHEET 29



FLOOD MAP
SOURCE:
FEMA 100/200/500 E
SEMINOLE COUNTY
APRIL 17, 1995

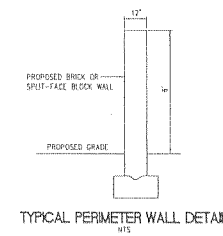
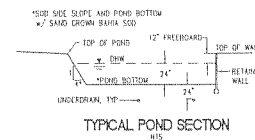
SITE DATA AND NOTES

- Property Area: 2.16 Acres
- Zoning: Planned Unit Development (PUD)
- Allowable Uses: General Office Uses (according to DP Zoning District)
- Max. Building Area: 20,000 SF
- Max. Building Height: 35 feet
- Min. Open Space: 25 percent (0.54 acres)
- Parking Data: 1 space per 250 SF of building area
- Building Setbacks:
 - Red Bug Lake Road: 25 feet
 - Palomino Way: 25 feet
 - East Property Line: 10 feet
 - North Property Line: 25 feet (passive use buffer)
- Landscape Buffers:
 - Red Bug Lake Road: 25 feet, except the buffer may be crossed by an access driveway
 - Palomino Way: 25 feet
 - East Property Line: 0 feet
 - North Property Line: 15 feet (passive use buffer)
 - Building / Parking: 10 feet
- The project site contains no wetland jurisdictional areas.
- Development Commitments:
 - A 6 foot high brick or split-face block wall, with the decorative struck texture on both sides of the wall, shall be installed along the northern property line. Additionally, a double row of canopy trees (8 trees per 100 linear feet) shall be provided on the interior side of this wall. Trees shall be a minimum of 8 feet in height and have a minimum caliper of 3-inches one-foot above ground at time of planting.
 - A 6 foot high split-face block wall shall be installed along the western property line. This wall shall be staggered and landscaped on the exterior, with the intent to not present a blank "institutional" wall to the street side. A row of canopy trees (4 trees per 100 linear feet) shall be provided on the interior side of the wall facing Palomino Way.
 - The finished floor elevation of the building may not be raised any higher than necessary to accommodate drainage requirements.
 - Signage shall be in accordance with the signage provisions of the Lake Mary Boulevard Overlay ordinance.
 - Operating hours shall be limited to between 7 a.m. and 11 p.m.
 - Deliveries to the site and garbage service shall be limited to between 7 a.m. and 6 p.m.
 - The Owner shall provide road and turn lane improvements required to accommodate the development as determined at the time of site plan review by the Development Review Division.
 - No access shall be permitted between Palomino Way and the subject site.
 - No parking of mobile car-scan trucks or other semi-trailer trailers will be permitted on site.
 - Site lighting shall be in accordance with Section 30.1233(b) of the Land Development Code, with the exception that the maximum height of parking lot lights shall be 16 feet.
 - On-site building lighting shall be limited to wall washer or up-light fixtures that do not produce spillover lighting. Floodlight fixtures or wall pack lighting mounted on the building wall, roof, or poles are prohibited.
 - Dumpsters must be located a minimum of 130 feet from the north and west property lines.
 - The office building shall have a pitched roof (hlp, gable, or gambrel).
 - All sides of the building shall have a similar architectural facade.
 - All mechanical equipment, ground or roof mounted, shall be screened from view.
 - The Owner shall provide a sidewalk connecting the sidewalk along Red Bug Lake Road to the main building entrance, and no sidewalk shall be provided along Palomino Way.
 - The applicant shall have one (1) year to commence substantial development, or the PUD will be reviewed by the Planning and Zoning Commission and Board of County Commissioners, per Section 30.449 of the Land Development Code.
 - The County agrees to re-time the traffic signal at the Red Bug Lake Road/Sinola Road intersection, in order to facilitate ingress and egress at the PUD access onto Red Bug Lake Road.
- Water, Sewer and Stormwater
 - Water: Water services shall be provided by the existing Seminole County water system. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection standards.
 - Sanitary Sewer: Sanitary sewer shall be provided by the existing Seminole County treatment facilities. Design of lines and pump stations shall conform to all Seminole County and Florida Department of Environmental Protection standards.
 - Stormwater: Stormwater drainage and stormwater management shall be provided on-site according to Seminole County's and the St. Johns River Water Management District's stormwater regulations.



SITE PLAN
SCALE: 1" = 30'

NOTE:
THE STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS ARE SHOWN SCHEMATICALLY
AND ARE SUBJECT TO RETIREMENT AT THE TIME OF FINAL SITE PLAN SUBMITTAL.

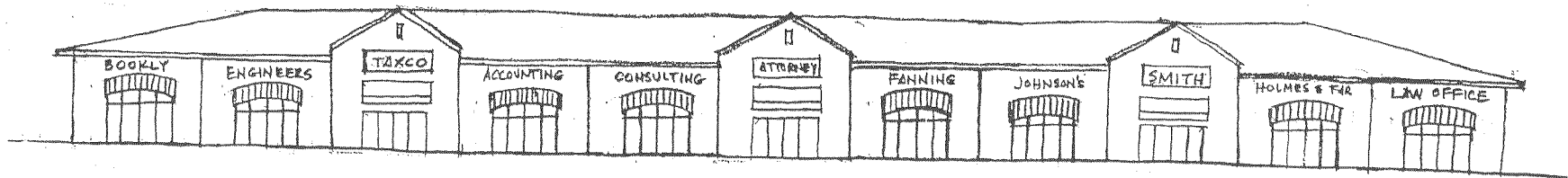


PEC
Professional
Engineering
Consultants
INCORPORATED
1000 East Main Street, Suite 200
Tallahassee, Florida 32301
Tel: 904.432.8800
Fax: 904.432.8801

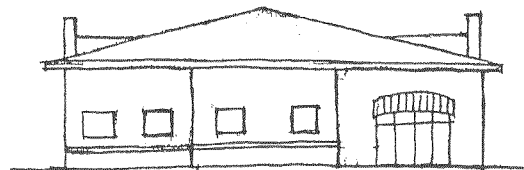
PALOMINO WAY PUD
FINAL MASTER PLAN

NO.	DATE	BY	CHKD BY	APP'D BY
1	02/17/2025			

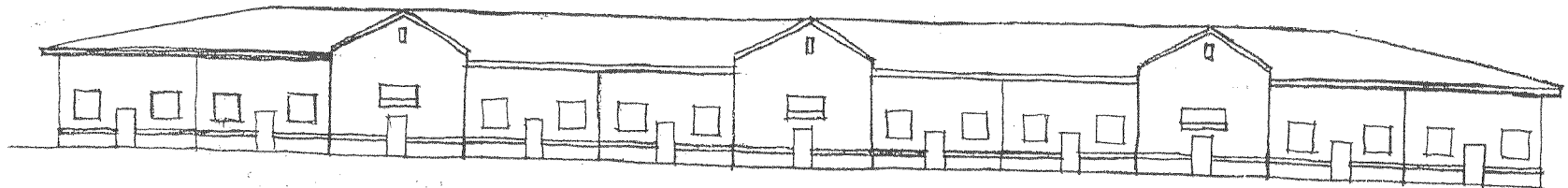
EXHIBIT B
BUILDING ELEVATIONS



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

PALOMINO WAY P.U.D.
ATTACHMENT "A"-ELEVATIONS

EXHIBIT C

WEST BUFFER WALL DESIGN

[TO BE SUBMITTED BY APPLICANT]